

**CITY OF ENCINITAS
DEVELOPMENT SERVICES DEPARTMENT
505 S. Vulcan Avenue, Encinitas, CA 92024**
Phone: (760) 633-2710 | Email: planning@encinitasca.gov | Web: www.encinitasca.gov
City Hall Hours: Monday through Thursday 8:00 AM to 5:00 PM and
Every other Friday (5/5 and 5/19, etc.) 8:00 AM TO 4:00 PM

**NOTICE OF PENDING ACTION ON ADMINISTRATIVE APPLICATION
AND COASTAL DEVELOPMENT PERMIT**

PROJECT NAME: El Portal Beach Residence- Lot 44; **CASE NUMBER:** CDP-004803-2021; **FILING DATE:** April 26, 2023; **APPLICANT:** RREG Investments Series LLC; **LOCATION:** 223 El Portal Street (primary residence) 225 El Portal Street (detached ADU) (APN: 256-293-37-00); **PROJECT DESCRIPTION:** Request for a coastal development permit for the demolition of an existing duplex and construction of a two-story single family residence with a basement and a detached garage with an accessory dwelling unit above; **ZONING/OVERLAY:** The project site is located within the Residential Single-Family 11 (RS-11) Zone and the Coastal Overlay Zone; **ENVIRONMENTAL STATUS:** The project has been determined to be exempt from environmental review pursuant to Section 15303 of the California Environmental Quality Act (CEQA) Guidelines. Section 15303(a) exempts the construction of a single-family residence and accessory dwelling unit.
STAFF CONTACT: Sara Cadona, Assistant Planner, 760-633-2697, scadona@encinitasca.gov

PRIOR TO 5:00 PM ON MONDAY, MAY 15, 2023, ANY INTERESTED PERSON MAY REVIEW THE APPLICATION AND PRESENT TESTIMONY, ORALLY OR IN WRITING, TO THE DEVELOPMENT SERVICES DEPARTMENT. WRITTEN TESTIMONY IS PREFERRED IN ORDER TO HAVE A RECORD OF THE COMMENTS RECEIVED.

If additional information is not required, the Development Services Department will render a determination on the application, pursuant to Section 2.28.090 of the City of Encinitas Municipal Code, after the close of the review period. An **Appeal** of the Department's determination accompanied by the appropriate filing fee may be filed **within 15-calendar days** from the date of the determination. Appeals will be considered by the City Council pursuant to Chapter 1.12 of the Municipal Code. Any filing of an appeal will suspend this action as well as any processing of permits in reliance thereon in accordance with Encinitas Municipal Code Section 1.12.020(D)(1) until such time as an action is taken on the appeal.

The above item is located within the Coastal Zone and requires the issuance of a regular Coastal Development Permit. The action of the Development Services Director may not be appealed to the California Coastal Commission.

Under California Government Code Sec. 65009, if you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised regarding the matter described in this notice or written correspondence delivered to the City at or prior to the date and time of the determination.

VICINITY MAP

Case Nos. CDP-004803-2021
223 El Portal Street (APN: 256-293-37-00)

